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# Opportunities for Rural Indiana Brownfields



# What is a Brownfields?

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## January 11, 2002 – Small Business Liability Relief and Brownfields Act

The new law modified that working definition of a brownfield site to *“real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance pollutant or contaminant.”*



# Typical Brownfields in Rural Areas

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- # Abandoned Gas Station
- # Illegal Meth Lab
- # Salvage Yard
- # Landfill
- # Abandoned/idle RailRoad Property
- # Gravel Pit
- # Textile Mill
- # De-listed Superfund Site

# Summary of the Brownfield Law

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## Subtitle A – Funding

Authorizes \$200 million per year for EPA grants to states, tribes, local governments, and **non profit**/quasi public redevelopment agencies and authorities:

- Site assessment and **cleanup grants**; **20% match** as well as capital for RLFs
- \$50 million or 25 % of appropriation for petroleum contamination sites
- Insurance premiums permitted as eligible use of funds
- EPA brownfield program that includes training, research & technical assistance

## Subtitle B – Liability Clarification - Provides Superfund liability relief to:

- Contiguous property owners, innocent landowners and prospective purchasers

## Subtitle C – State Response Programs - \$50 million/year for grants to states and tribes:

- Establish and enhance state VCPs/response programs
- **States** must maintain a “**public record of sites**” addressed
- Citizens may request a state to conduct an assessment at a specific site, and a state must “appropriately” respond

# The Issues of Being Rural?

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- # Population – up to 50,000
- # Definition of rural differs according to agency and location
- # Planning processes differ – transportation, emergency, etc.

# Challenges for Rural Brownfields

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- ⌘ Rural geography with abundant green space, inaccessibility
- ⌘ Rural demographics – sparse population, out migration, poverty
- ⌘ Limited and inconsistent resources – capital and expertise
- ⌘ Inadequate infrastructure
- ⌘ Local community leaders' limited brownfields knowledge
- ⌘ Public perception, misinformation and fear

# Overcoming Rural Challenges

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- # Local champion
- # Community involvement at every step
- # Pursue several different funding sources
- # Educate community leaders through local media, site visits, forums, planning sessions
- # Present best practices from nearby redevelopments
- # Use regional, state and national development organizations
- # Take risks and be innovative, flexible and have a redevelopment vision



# Challenge

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Commitment is what transforms a  
promise into reality.

-- Abraham Lincoln



# Rural Brownfields Opportunities

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- Economic development
- Community revitalization
- Job creation and retention
- Increases community tax base
- Enhances tourism development
- Builds community partnerships

# Rural Should Take Advantage

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- # **Rural applicants need to be involved with the new grant process for the EPA Brownfields Program**
- # **As of 2002 brownfields definition - mine-scarred lands and petroleum contamination**
- # **Ample funding and technical assistance sources, e.g. EDA, Dept. of Energy brightfields, American River Heritage Designation, NOAA's Portfields Initiative**
- # **Remediation Technology**

# A Regional Rural and Small Communities Brownfields Tour

**EPA Region 5**

**West Shoreline  
Region: Muskegon  
Michigan**

**Five counties; 120  
cities and towns**



**Amazon building, former knitting mill, soon to be affordable housing**



**600,000 people converge on Heritage Landing for an annual music festival, which was a former foundry.**



# A Regional Rural and Small Communities Brownfields Tour

THE RELOCATION OF 232 SHAW STREET



**EPA Region 1**

**New London  
Development Corp.,  
CT**

**City population  
27,000**

**Kelo v. City of New  
London**



**Relocating historic homes for the redevelopment of mill sites into the Pfizer Global Development Facility and Fort Trumbull waterfront park redevelopment; A Social Justice Initiative accompanies the redevelopment project.**



# A Regional Rural and Small Communities Brownfields Tour

**EPA Region 4; Land-of-Sky Region: Asheville, North Carolina**

**Region population: 345,000; Four counties; 15 cities and towns**



**Funding: EPA Brownfields programs, the EDA and Advantage West.**

**Promotional support comes from regional partners such as the Appalachian Regional Commission.**

**Four small city sites: Woodfin, Heart of Fletcher, Hendersonville and Asheville Riverlink 17 miles of redevelopment.**

# A Regional Rural and Small Communities Brownfields Tour



**EPA Region 10**

**Bandon, Oregon**

**City population 2,833**



**EPA grant in 2001: Completed  
Phase I and II Assessments and  
Cultural Assessment**



# A Regional Rural and Small Communities Brownfields Tour

**EPA Region 7**

**Atchison, KS; pop. 16,774**

## Goals of Riverfront Project

**Extend retail district to riverfront**

**Enhance role of commercial activity**

**Treat entire area as one district**

**Use existing historic buildings**



**Hosted Lewis &  
Clark 4<sup>th</sup> of July  
and Emilia Earhart  
Birthday Festival**

# A Regional Rural and Small Communities Brownfields Tour

## Idaho's Statewide RLF Program

- July 2004 First Statewide Conference (NADO hosted)
- Sage Community resources & five Economic development Districts form a Brownfields Coalition
- EPA \$3 million RLF in 2005/Inventory 300 sites

**Weiser, ID;** Population 5,343

*Home to the National Old Time Fiddlers Festival*

Targeted Site: Dry Cleaners

City stats: Poverty rate 15 % and per capita \$16,847

Targeted Reuse: Parking Lot







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# National Association of Development Organizations (NADO) Research Foundation

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